



# City of Houston

## 2006-2010 Capital Improvement Plan

### District G Projects

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### DRAINAGE PROJECTS

#### **M-0246 Wilchester West**

Contractor: JFT  
Construction Manager: Jeff Chuckwu  
Total days: 540 Days  
Start Date: August 2004  
End Date: January 2006  
Scope: Construct drainage improvements for the Wilchester West neighborhoods; project will construct relief storm sewer necessary to alleviate hydraulic conditions that cause localized flooding problems throughout the area due to insufficient pipe capacity.  
*2005 Comment: This project is ahead of schedule with a revised completion date of November 2005.*

#### **M-0248 Wilchester, Memorial Way and Memorial Trails**

Contractor: CLR  
Design Manager: Storm Water Maintenance Program (SWMP) / Thompson  
Total days: TBD  
Start Date: Presently under design. Construction is scheduled and funded in FY 2006.  
End Date: TBD  
Scope: SWMP project to construct drainage improvements for the Wilchester and Memorial Way neighborhoods; project will construct relief storm sewer necessary to alleviate hydraulic conditions that cause localized flooding problems throughout the area due to insufficient pipe capacity.  
*2006-2010 CIP: The cost of this project has been revised from \$6.29M to \$5.5M.*

#### **M- 0261 Buffalo Bayou Detention Pond**

Contractor: Storm Water Maintenance Program (SWMP) / Thompson  
Design Manager: Storm Water Maintenance Program (SWMP) / Thompson  
Total days: TBD  
Start Date: Preliminary and design phases scheduled for FY 2005. Construction scheduled for FY 2007.  
End Date: TBD  
Scope: SWMP project to construct a detention pond for mitigation of the increased peak resulting from various storm sewer drainage projects planned for the Memorial area; project location is Key Map 489,491.  
*2006-2010 CIP: Construction of this project has moved from late FY 2006 to FY 2007 with a corresponding cost revision from \$2.1M to \$1.27M.*

#### **M- 0263 Sherwood Forest**

Contractor: CLR (Preliminary engineering report)  
Design Manager: Storm Water Maintenance Program (SWMP) / Thompson  
Total days: TBD  
Start Date: Design scheduled for FY 2007. Construction scheduled for FY 2008.  
End Date: TBD  
Scope: Construct drainage improvements for the Sherwood Forest neighborhoods; project will construct relief storm sewer necessary to alleviate hydraulic conditions that cause localized flooding problems throughout the area due to insufficient pipe capacity.

2006-2010 CIP: *This project has been delayed by one year (previously FY 2007 construction) due to funding, an increase in area scope, and an increase in cost from \$4.783 M to \$5.3 M.*

**M-0247 Yorkshire and Nottingham**

Contractor: CivilTech  
Design Manager: Storm Water Maintenance Program (SWMP) / Thompson  
Total days: TBD  
Start Date: Design scheduled for FY 2006. Construction scheduled for FY 2008.  
End Date: TBD  
Scope: Construct drainage improvements for the Yorkshire and Nottingham neighborhoods; project will construct relief storm sewer necessary to alleviate hydraulic conditions that cause localized flooding problems throughout the area due to insufficient pipe capacity.

2006-2010 CIP: *This project has been delayed by one year (previously FY 2007 construction) due to funding.*

**M-0230 Kirby Storm Sewer Relief II (Neighborhood Reconstruction)**

Contractor: Thompson  
Design Manager: Storm Water Maintenance Program (SWMP) / Thompson  
Total days: TBD  
Start Date: Design scheduled to begin in FY 2006. Construction scheduled for FY 2008.  
End Date: TBD  
Scope: Construct relief storm sewer necessary to alleviate hydraulic conditions that cause localized flooding problems due to insufficient pipe capacity in area bounded approximately by Westheimer on the south, River Oaks Boulevard on the west, Inwood on the north and Kirby on the east.

**M-0249 Rustling Oaks and Fonn Villas**

Contractor: VanDeWiele  
Design Manager: Storm Water Maintenance Program (SWMP) / Thompson  
Total days: TBD  
Start Date: Design scheduled to begin in FY 2005. Construction scheduled for FY 2008.  
End Date: TBD  
Scope: Construct drainage improvements for the Rustling Oaks and Fonn Villas neighborhoods; project will construct relief storm sewer necessary to alleviate hydraulic conditions that cause localized flooding problems throughout the area due to insufficient pipe capacity.

**M-0275 Lakeside Place, Village West, Ashford Village**

Contractor: TBD  
Construction Manager: TBD  
Total days: TBD  
Start Date: Engineering scheduled for FY 2007. Construction scheduled for FY2009.  
End Date: TBD  
Scope: Construct drainage improvements for the area bounded approximately by Riverview, Westheimer, Hayes, and Gray Falls; project will construct relief storm sewer necessary to alleviate hydraulic conditions that cause localized flooding problems throughout the area due to insufficient pipe capacity and high volume of sheet flow.

2006-2010 CIP: *This project has been delayed by one year (previously FY 2006 engineering and FY 2008 construction) due to funding and an increase in cost from \$4.09M to \$4.581M.*

**M-0250 Kirkwood and Briar Forest Area Drainage Improvements**

Contractor: TBD  
Construction Manager: TBD  
Total days: TBD  
Start Date: Engineering scheduled for FY 2008. Construction scheduled for FY2010.  
End Date: TBD  
Scope: Construct drainage improvements for the Heathwood, Ashford Forest, Lakeview Forest and Woods of Lakeside area along Kirkwood, Briar Forest and select neighborhood streets to be determined between Kirkwood and Dairy Ashford; project will include the construction of

relief storm sewers necessary to alleviate hydraulic conditions that cause localized flooding problems throughout the area due to insufficient pipe capacity.  
2006-2010 CIP: *This project has been delayed by one year (previously FY 2007 engineering and FY 2009 construction) due to funding.*

**M-0278 Upper Kirby**

Contractor: TBD  
Construction Manager: TBD  
Total days: TBD  
Start Date: Construction scheduled for FY2009.  
End Date: TBD  
Scope: Three phase project to construct improved storm sewer system for an area bounded approximately by Westheimer, Wroxtton, Hazard, and Claremont/Buffalo Speedway with multiple reports of structural flooding.

2006-2010 CIP: *This project has been delayed by one year (previously FY 2008 construction) due to funding and an increase in cost from \$5M to \$5.75M.*

**M-0280 Ashford Village, Nottingham Forest, Braes Village**

Contractor: TBD  
Construction Manager: TBD  
Total days: TBD  
Start Date: Engineering scheduled for FY 2007. Construction scheduled for FY2009.  
End Date: TBD  
Scope: Project to construct improved storm sewer system to serve two separate areas in the Buffalo Bayou watershed bound approximately by the Bayou and Memorial Drive with multiple reports of structural flooding; project will include required piping, sheet flow modifications or detention to reduce the risk of structural flooding during 100-year, 1% probability rainfall events.

2006-2010 CIP: *The cost of this project has been revised from \$1.7M to \$1.904M.*

**M-0267 River Oaks Phases I, II, III (This project is primarily District D)**

Contractor: TBD  
Construction Manager: TBD  
Total days: TBD  
Start Date: Engineering scheduled for FY 2006. Construction scheduled for FY2009.  
End Date: TBD  
Scope: Three phase project to construct drainage improvements for the area bounded approximately by Buffalo Bayou, Westheimer, McDuffie, and Kirby Drive with multiple reports of structural flooding; project will include required piping, sheet flow modifications or detention to reduce the risk of structural flooding during 100-year, 1% probability rainfall events.

2006-2010 CIP: *The phasing of this project has been revised with a corresponding cost revision from \$8.49M to \$5.830M.*

**Drainage projects requested by the District G office but *not* included in the 2006-2010 CIP:**

Westchester Neighborhood Drainage Project  
Tanglewilde Neighborhood Drainage Project  
Nottingham West Neighborhood Drainage Project

**STREET AND BRIDGE PROJECTS**

**N-0368 Briargrove Neighborhood Street Reconstruction (NSR 436B) Phase III**

Contractor: JFT Construction  
Construction Manager: Harish Jajoo, Sr. Project Manager for Design, City of Houston

Total days: 540  
Start Date: August 2005  
End Date: February 2007  
Scope: The third of three phases of an NSR project to provide the design and construction of 27-foot wide 8" reinforced pavement with 6" curb and driveways up to the Right of Way, including gutters, sidewalks, street lighting, underground utilities, and tree protection; streets include Briar Ridge, Briargrove, Briarhurst, Briarmead, Burgoyne, Ella Lee, Locke Lane, Meadow Lake, Olympia, Overbrook, Piping Rock, and Wickersham; Phase III construction funded by METRO.

**N-0750 San Felipe Reconstruction: Yorktown to Fountainview**

Contractor: Dannenbaum Engineering  
Design Manager: Mark Loethen, Managing Engineer, PWE Street & Bridge, City of Houston  
Total days: TBD  
Start Date: Construction scheduled for FY 2006  
End Date: TBD  
Scope: Phase I will include Yorktown to Chimney Rock, Phase II will include Chimney Rock to Fountainview; Project provides for the removal of existing roadway and design and construction of two 35 foot wide, three lane concrete pavement with raised median, curbs, sidewalks, and necessary underground utilities; Phase I construction funded by City of Houston and Phase II construction funded by METRO.

2006-2010 CIP: Request to maintain funding and schedule.

**N-0644 Rogerdale Street Widening: Westheimer to Harwin**

Contractor: LanDev Engineers  
Design Manager: Mark Loethen, Managing Engineer, PWE Street & Bridge, City of Houston  
Total days: TBD  
Start Date: Council construction award scheduled for FY 2006.  
End Date: TBD  
Scope: Project provides for right-of-way acquisition, engineering, and construction of four lane concrete road with curbs, sidewalks, and necessary underground utilities.

2006-2010 CIP: This project has been delayed one year (previously FY 2005 construction) due to continuing acquisition of additional street Right of Way for the relocation of private utilities in the Westchase District. The cost has also increased from \$3M to \$3.171M.

**N-0780 Hayes Street Paving: Westheimer to Lakeside Place**

Contractor: Jaymark Engineering  
Design Manager: Mark Loethen, Managing Engineer, PWE Street & Bridge, City of Houston  
Total days: TBD  
Start Date: Construction for Phase I in FY 2006 and Phase II in FY 2009.  
End Date: TBD  
Scope: Phase I is Westheimer to Briar Forest, Phase II is Briar Forest to Lakeside Place; project provides acquisition, engineering, and construction of concrete roadway with curbs, sidewalks, street lighting and necessary underground utilities; project will improve the safety of pedestrians by providing sidewalks on both sides of street and will improve traffic flow/circulation and drainage in the service area;

2006-2010 CIP: Phase I will be constructed in FY 06 at a cost of \$4M from METRO and City of Houston funding and Phase II has been delayed one year (previously FY 2008 construction) at a cost of \$3M with funding source TBD (previously METRO funding).

**N-0399 Briarbend Neighborhood Street Reconstruction (NSR 466)**

Contractor: TBD  
Construction Manager: TBD  
Total days: TBD  
Start Date: This project is funded and scheduled for FY2008.  
End Date: TBD

Scope: An NSR project to provide the engineering and construction of 27-foot wide 8" reinforced pavement with 6" curb and driveways up to the Right of Way, including gutters, sidewalks, street lighting, underground utilities, and tree protection; streets include Burgoyne, Chevy Chase, Del Monte, Ella Lee, Meadow Lake, Overbrook Piping Rock, Stoney Brook, and Wickersham; design funded by City of Houston and construction funded by METRO.

**N-0371 Lakeview Neighborhood Street Reconstruction (NSR 438, 438A)**

Contractor: TBD  
Construction Manager: Aldo Ranzani: Sr. Manager, Dotun Ogundare: Project Manager, City of Houston  
Total days: TBD  
Start Date: Phase II is scheduled for construction in FY 2007  
End Date: TBD  
Scope: An NSR project to provide the engineering and construction of 27-foot wide 8" reinforced pavement with 6" curb and driveways up to the Right of Way, including gutters, sidewalks, street lighting, underground utilities, and tree protection; streets in Phase II in District G include Huckleberry, Peckham, and Persa; Phase II funded by \$4M from METRO

**N-0386 Tanglewood, Thornwood Neighborhood Street Reconstruction (NSR 454)**

Contractor: TBD  
Construction Manager: TBD  
Total days: TBD  
Start Date: Project scheduled for design in FY 2009.  
End Date: TBD  
Scope: A multi-phase NSR project to provide the engineering and construction of reinforced pavement with curbs and driveways up to the Right of Way, including gutters, sidewalks, street lighting, underground utilities, and tree protection; streets in Tanglewood include Bordley, Candlewood, Cedar Creek, Doliver, Fieldwood, Holly Springs, Huckleberry, Longmont, Lynbrook, Meadow Lake, Rocky River, Spring Park, Sturbridge, Sugar Hill, Tilbury, and Tupper Lake; streets in Thornwood include Kimberley  
*2006-2010 CIP: This project is NEW to the CIP; funding for project design in FY 2009 is TBD, with construction schedule and funding TBD.*

**N-0749 METRO Project: Old Westheimer Road Reconstruction:  
Alief Clodine to Westheimer**

Contractor: South Coast Construction  
Construction Manager: Nathan Goertz, ATSER LC  
Total days: 320 days  
Start Date: March 22, 2004  
End Date: February 4, 2005  
Scope: Project provides for right-of-way acquisition, engineering, and construction of four lane concrete road with curbs, sidewalks, and necessary underground utilities.  
*2005 Note: Street construction is complete and installation of ADA ramps, signal lights, and TranStar cameras is in progress.*

**N-0692 Uptown TIRZ Project: San Felipe Reconstruction:  
West Loop 610 to Sage**

Contractor: TBD  
Construction Manager: Robert Taube, Uptown TIRZ  
Total days: TBD  
Start Date: Construction is tentatively scheduled for FY2005.  
End Date: TBD  
Scope: Project provides for Right of Way acquisition, engineering and construction of two 34' divided concrete roadways with curbs, sidewalks, lighting, and necessary underground utilities including storm drainage; project will improve traffic flow/circulation and reduce traffic congestion and hazards in the service area  
*2005 Note: This project is under design and is entirely funded by the Uptown TIRZ; Right of Way acquisition continues and engineering.*

**N-0798                      Memorial Drive: Kirkwood to Nottingham Oaks Trail**  
Contractor: TBD  
Construction Manager: TBD  
Total days: TBD  
Start Date: Design is scheduled for FY 2009  
End Date: TBD  
Scope: Project provides for the engineering and reconstruction of Memorial Drive with concrete paving, curbs, sidewalks, street lighting and necessary underground utilities as needed; improvements will upgrade existing roadway to major thoroughfare standards, improve traffic flow/circulation and drainage in the service area.  
2006-2010 CIP: *This project is NEW to the CIP; funding for project design in FY 2009 is TBD, with construction schedule and funding TBD.*

**N-0803                      Kirby Reconstruction: San Felipe to Westheimer**  
Contractor: TBD  
Construction Manager: TBD  
Total days: TBD  
Start Date: Design is scheduled for FY 2009  
End Date: TBD  
Scope: Project provides the engineering and construction for the reconstruction of the existing concrete roadway with curbs, sidewalks, street lighting and underground utilities; deterioration of existing pavement and future traffic volume requires that the roadway be reconstructed.  
2006-2010 CIP: *This project is NEW to the CIP; funding for project design in FY 2009 is TBD, with construction schedule and funding TBD.*

**N-0795                      N. Eldridge Parkway Widening: Memorial to I-10**  
Contractor: TBD  
Construction Manager: TBD  
Total days: TBD  
Start Date: Design is scheduled for FY 2009  
End Date: TBD  
Scope: Project provides for widening N. Eldridge Parkway from two 24' wide concrete roadways to two 33' wide concrete roadways; project will improve traffic flow/circulation and reduce traffic congestion and hazards.  
2006-2010 CIP: *This project is NEW to the CIP; funding for project design in FY 2009 is TBD, with construction schedule and funding TBD.*

**N-1321                      Eldridge Bridge Rehabilitation: South Bound to Brays Bayou**  
Contractor: TBD  
Construction Manager: TBD  
Total days: TBD  
Start Date: Construction is scheduled for FY 2010  
End Date: TBD  
Scope: Project provides the engineering and construction for the design and rehabilitation of the Eldridge Bridge over Brays Bayou; existing bridge has a below-standard inspection report and has deteriorated to the point of requiring replacement.  
2006-2010 CIP: *This project is NEW to the CIP; funding for project construction is anticipated to come from TXDOT.*

**Street and Bridge projects requested by the District G office but *not* included in the 2006-2010 CIP:**

Memorial Drive Reconstruction (Gessner to Eldridge) with curbs, gutters, and turn lanes – *Note: Design of Kirkwood to Nottingham Oaks Trail, the first segment of this comprehensive project, was included in the new CIP as N-0798.*

Wilcrest Reconstruction (I-10 to Westheimer)

Gessner Widening from four lanes to six lanes (Westheimer to Richmond)

Westpark Widening (Wilcrest to Dairy Ashford)

Hillcroft Reconstruction from (Westheimer to Richmond; Richmond to Westpark is District C)- *Note: Hillcroft received overlay in January 2005*

Richmond Reconstruction (Hillcroft to Gessner;) – *Note: District G office has been advised that this street segment will receive overlay*

Dairy Ashford Reconstruction (I-10 to Richmond)

Point Repairs on Richmond (Beltway 8 to Hayes Road) – *Note: District G office has been advised that this street segment will see maintenance*

## FIRE STATION PROJECTS

### **C-0061 Fire Station 86 – 14100 Briar Forest**

Contractor: R. Hassel Builders

Construction Manager: Michael O'Brian, Building Services, Thomas Robertson, contractor

Total days: 365

Start Date: June 2004

End Date: August 2005

Scope: Project provides for the acquisition, design and construction of a new fire station with equipment. This station will house an engine, ambulance and a squad.

2005 Note: *Project construction is nearing completion.*

## POLICE STATION PROJECTS

### **G-0200 Westside Police Station Rehabilitation – 3203 S. Dairy Ashford**

Contractor: Spawglass Construction/Ashkar Engineering (Design/Build process)

Construction Manager: Wendy Heger, Senior Project Manager, City of Houston

Total days: 360

Start Date: May 2005

End Date: May 2006

Scope: Project provides for the rehabilitation of the facility, which was damaged by ground floor slab upheaval and water infiltration. Upheaval has produced cracked, uneven floors and walls, broken glass and non-working doors.

2005 Note: *Project is under construction.*

## PARKS AND RECREATION PROJECTS

### **F- 0504C22 Nellie Keyes Park**

Contractor: Times Construction

Project Manager: Lisa Johnson, Building Services Department, City of Houston

Total days: 90 days

Start Date: July 2005

End Date: September 2005

Scope: Provides \$100,000 in public funding for general park improvements and maintenance, including walking path, security lights, new electrical service, perimeter fence, and drinking fountain service.

Note: The project will include additional funding from a public-private partnership through the Houston Parks Board with Rice Military Civic Association, which set a fundraising goal of \$25,000.

2006-2010 CIP: *Public funding for this project was revised from \$75,000 to \$100,000, a change supported by the District G office.*

### **F- 0504B11 Grady Park**

Contractor: TBD

Construction Manager: Lisa Johnson, Building Services Department, City of Houston

Total days: 180 days  
Start Date: January 2006  
End Date: June 2006  
Scope: Project provides for the removal of the existing swimming facility, repairs to the basketball court, parking lot, sidewalk, and trail improvements, a new playground, picnic tables, and benches, and minor sitework including grading improvements.  
*2006-2010 CIP: Public funding for this project was revised from \$600,000 to \$350,000, with funds re-allocated to other District G parks, a change supported by the District G office.*

#### **F-0504A17 Memorial Park**

Contractor: TBD  
Construction Manager: TBD  
Total days: TBD  
Start Date: Construction is funded and scheduled for FY 2007.  
End Date: TBD  
Scope: Project provides for initiation of the implementation of the Memorial Park Master Plan in order to expand the park system through development, trail and erosion improvements and addition and/or relocation of the Department's Regional Maintenance Facility

#### **F- 0504B16 Briarbend Park**

Contractor: TBD  
Construction Manager: TBD  
Total days: TBD  
Start Date: Construction is funded and scheduled for FY 2006.  
End Date: TBD  
Scope: Project provides for general park improvements and deferred maintenance.  
*2005 Note: A neighborhood meeting will be held in August prior to completion of the design phase.*

#### **F- 0504B17 Bendwood Park**

Contractor: TBD  
Construction Manager: TBD  
Total days: TBD  
Start Date: Construction is funded and scheduled for FY 2006.  
End Date: TBD  
Scope: Provides \$150,000 for general park improvements and deferred maintenance  
*2005 Note: Bendwood Park needs considerable improvements and has the potential for underground drainage retention in an area suffering from home flooding. Council Member Holm continues to pursue options for more substantial improvements in the park through possible collaboration between the City's Department of Public Works and the Memorial City TIRZ.*

#### **F- 0504C10 Tanglewilde Park**

Contractor: TBD  
Construction Manager: TBD  
Total days: TBD  
Start Date: Construction is funded and scheduled for FY 2006.  
End Date: TBD  
Scope: Provides for general park improvements and maintenance.  
*2006-2010 CIP: Public funding for this project was revised from \$177,000 to \$252,000, a change supported by the District G office; a neighborhood meeting will be held prior to completion of the design phase.*

#### **F- 0504B21 Memorial West Pocket Park**

Contractor: TBD  
Construction Manager: TBD  
Total days: TBD  
Start Date: Construction is funded and scheduled for FY 2007.  
End Date: TBD



Scope: Provides for general site improvements to a new park space on Memorial Drive just east of Kirkwood.

2006-2010 CIP: *This is a NEW park and NEW project in the CIP; the site was previously under consideration for sale by the City as surplus land at auction for development, but upon the request of the District G office transferred to the Parks and Recreation Department for improvement as a park space; private community fundraising has been discussed, and now some public funding has been identified; a community meeting will be held to discuss public funding provisions and private fundraising improvements.*

## LIBRARY PROJECTS

### **E-0095 Looscan Branch Library – 2510 Willowick**

Design/Contraction: Gilbane / Jackson Ryan *(This is the first library facility in the City to take advantage of the design/build rather than low bid process.)*

Construction Manager: Carter Roper and William Reesby, City of Houston

Total days: TBD

Start Date: Project is funded and scheduled for FY2005 and FY2006; Current facility demolition will begin in October 2005

End Date: January 2007

Scope: Project provides for the design, construction, and equipment for a replacement library of approximately 20,000 square feet; existing facility is substandard and does not meet ADA/TAS requirements; existing facility will be demolished as part of this project.

Funding Note: A public-private partnership with the neighborhood group Friends of Neighborhood Libraries raised \$1million for land acquisition privately to allow for the complete reconstruction of the facility at its present site and in the next Fiscal Year. Previous CIPs called for the eventual rehabilitation of the current facility to meet federal and state codes.

2006-2010 CIP: *The cost of this project has been revised, with an increase from \$344,000 to \$500,000 for design in FY 2005, from \$3.98M to \$4M for construction, an unchanged \$800,000 for equipment, and an unchanged \$70,000 for civic art; the 2005-2009 CIP reflected \$1.685 of the \$3.98M in construction costs to come from private sources and the new CIP reflects construction costs to be provided entirely through public funding.*

### **E-0094 Kendall Branch Library – 14330 Memorial Drive**

Contractor: TBD

Construction Manager: TBD

Total days: TBD

Start Date: Project is funded in phases for FY2005, FY2006 and FY2007.

End Date: TBD

Scope: Project provides for design, construction, and equipment for a replacement library of approximately 22,000 square feet on a new site; existing facility will be demolished and the current property will be sold.

2006-2010 CIP: *The cost of this project has been revised, with \$250,000 allocated for land acquisition in FY 2005 not expended, an increase from \$344,000 to \$580,000 for design in FY 2006, a decrease from \$3.98M to \$3.785M for construction in FY 2007, an unchanged \$800,000 for equipment, and an unchanged \$75,000 for civic art.*

### **E-0047 Jungman Branch Library – 5830 Westheimer**

2006-2010 CIP: *This branch-specific project has been cancelled and the design and construction of improvements to bring the facility into compliance with ADA and TAS standards will come through Library Department citywide upgrade projects.*